

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, November 19, 2012, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By City Clerk Angie Marshall.

Mayor Phillips introduced Mr. Tommy Stanley, manager of the Food City on Clinchfield Street. Mr. Stanley informed the BMA he needed volunteers to participate in the "celebrity bagging" event tomorrow as part of a United Way fundraising campaign. Many of the Board members committed to a two-hour shift.

***NOTE:** Work Session agenda items were taken out of order to accommodate members in the audience. The discussion went as follows: 1. Aquatic Center Update; 2. Update on Marketing Proposals for Aquatic Center; 3. Discuss Improvements to DB Stadium; 4. Legion Pool Presentation; 5. Work Session Tickler. The review of the regular business meeting agenda items resumed after the tickler discussion.*

3. WORK SESSION TICKLER. Public Works Director Ryan McReynolds gave an update on the road paving in front of Holston Floral and commented that the business is happy with the progress. He pointed out they now have an opening for free flow in and out of the facility. Mayor Phillips asked about the status of the field lights at Lynn Garden Field. Assistant to the City Manager Chris McCartt confirmed they were complete and there would be a ribbon cutting ceremony in December. Alderman Segelhorst asked if there was progress at the winery and City Manager Campbell stated the main structure for the golf maintenance building is up and under roof. He further confirmed they are on schedule to be out by the end of the year.

4. AQUATIC CENTER UPDATE. Mr. Frank Brewer discussed the activity over the last thirty days, noting there has been substantial progress. The water park excavation has been completed and work has begun on sidewalks and landscaping. Mr. Brewer stated the project is currently on schedule; however a severe winter could control the final output. The aquatic center is currently scheduled to open in May of next year.

5. DISCUSS IMPROVEMENTS TO DB STADIUM. Dr. Randy Montgomery from the school board gave a presentation on this item, starting with the background and history of

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this potential project. He pointed out the current issues such as no handicap access and poor restroom facilities. The stadium currently has 1,300 seats. The proposed plan of approximately four million dollars will add a net gain of 1,000 seats once convenience improvements have also been made. Events such as Funfest and graduation would still be held in the stadium as well. Mr. Montgomery stressed to the BMA that if there was a decision to move forward, this will be a city project and not a school project; therefore no funding would come from the schools' budget. Mayor Phillips also pointed out this figure did not include a scoreboard, which would be an additional \$250,000. City Manager Campbell explained a final schematic design and construction documents would give a more accurate cost analysis for the entire project. He noted the cost to move forward at this time would be around \$220,000 and these funds were available from another delayed project. He further stated if the project started now, it would be substantially completed by the first football game next year. Alderman Clark pointed out the project needed to be defined as either economic development or capital improvements or both to determine funding. Alderman McIntire commented the new stadium would need to be properly managed since more events would be attracted to it. Vice-Mayor Parham noted the back design needs to serve the track and field. The Mayor asked Mr. Montgomery how the school board felt and he replied they are comfortable with the idea. After considerable discussion the board decided to go ahead and proceed with the schematic design to better define the costs so a further decision could be made. This will be presented at the next business meeting.

6. UPDATE ON MARKETING PROPOSALS FOR AQUATIC CENTER. Assistant to the City Manager Chris McCartt provided a brief update on this item, noting that a recommendation will be coming back soon to the BMA, however he feels comfortable with the direction at this time. He stated that one out of the three companies being looked is local and that municipal experience is a big factor. Some discussion followed and Mr. McCartt answered questions from the Board, noting the marketing plan is on track with the goal of having a director by January first. Mayor Phillips stated he was concerned that time will run out and stressed the importance of getting off on the right foot. There was some discussion on the sidewalks to the Aquatic Center and Assistant Public Works Director Michael Thompson informed the Board they would be completed other than the bridge which is waiting on approval from TDOT [Tennessee Department of Transportation].

7. LEGION POOL PRESENTATION. Assistant to the City Manager Chris McCartt gave a presentation on this item, informing the Board of the current conditions of the pool. He explained there were three options, one being to keep the pool open until Labor Day. The second option would be to close after the fourth of July holiday week to accommodate June, which is the busiest month. The final option would be to not open the pool at all. Mr. McCartt gave the average attendance, revenues and expenditures for the last five years, pointing out that attendance was weather dependant and revenues dropped significantly due to a large water leak. In 2012, the pool had to be re-filled approximately 17 times, equaling a water loss of 8,781,600 gallons. Mr. McCartt also discussed operational challenges, noting it would be difficult to hire enough life guards and managers for both the pool and the aquatic center. He further noted the drawbacks of competition between two publicly owned facilities.

Lastly, Mr. McCartt highlighted the groups that use the pool for summer programs such as KHRA [Kingsport Housing and Redevelopment Authority] and Girls Incorporated, both of

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which have stated they will be using the Aquatic Center once it is opened. He informed the BMA that the Parks and Recreation Advisory Board voted unanimously to close the pool at their October meeting. Mr. McCartt also pointed out that if the pool reopened, even for just a month, new laws require it to be equipped with a handicap lift, which is another expense of \$10,000 to \$12,000. Discussion ensued with Mayor Phillips stating he was concerned about closing the pool after promising to keep it open for a year after the Aquatic Center opened. He also mentioned he did not want to create a division of classes defined by who attends which facility. Alderman Joh pointed out that the commitment to keep Legion Pool open was made years ago and the atmosphere has changed since then. She noted only six percent of the pool patrons actually walk there, the pool has seriously deteriorated since then and it was not a unanimous decision at that time either. Alderman Segelhorst suggested charging Legion Pool rates at the Aquatic Center for the first year.

Mr. Russ Hickman, Chair of the Parks and Recreation Advisory Board, stated that Legion Pool has served its purpose and should be closed and the focus directed on the new Aquatic Center. He offered further data to support his opinion, noting the environmental issue from the water loss. Mr. Pete Lodal also spoke in support of closing Legion Pool, pointing out that new data shows significant change over the last five years. Ms. Juli Short from Girls Inc., pointed out that the girls missed a lot of swim days this past year due to bad weather. She noted this would not be a factor at the new facility.

Mayor Phillips concluded this discussion, stating there seemed to be an overwhelming desire to not open the pool again, with the major issues being the expense and possibly creating two classes of people. He noted the recommendation to not open was supported by the Kingsport Housing Authority, the Boys and Girls Club, Girls Incorporated, the Parks and Recreation Advisory Board and city staff. He further commented to open Legion Pool against these recommendations seemed to be a waste of taxpayer money.

8. REVIEW OF AGENDA ITEMS ON THE NOVEMBER 20, 2012 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.D.2 Consideration of a Resolution Approving Renewal of the Workers' Compensation Reinsurance with Safety National Casualty Corporation (AF: 331-2012). City Manager Campbell explained the changes were made to control the cost, noting the premium was down to prepare for long-term costs. Alderman Segelhorst commented that preventing accidents was the best way to save money and the city needs a plan to address this issue, noting \$1.25 million is too high for a city of this size. He stated his workplace has sent only one person to the doctor this year and is not even at \$50,000, pointing out it was not about the money, but about people not getting hurt. Mr. Campbell stated he will provide details at a future meeting where the costs and injuries are being acquired.

VI.D.4 Consideration of a Resolution Authorizing an Agreement with Travelers Insurance through BB&T-KDC Insurance Services, Inc. for Property Insurance (AF: 333-2012). City Manager Campbell stated the cost was increasing because the building contents are going up. A recent property appraisal after several years has identified more

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assets. He pointed out that other than the water and sewer department, the schools make up the most expensive buildings.

VI.D.6 Consideration of a Resolution Approving a Lease with The First Tennessee Area Agency on Aging and Disability (AF: 335-2012). City Manager Campbell gave details on this item, noting the lease was free because of the work they are doing at the Senior Center. Senior Center Manager Shirley Buchanan provided further details on the web portal they are building through a United Way grant that will list housing, recreational and health issues applicable to seniors.


VI.D.9 Consideration of a Resolution Authorizing the Mayor to Accept a Modular Classroom Unit as a Donation from Sullivan County (AF: 339-2012). City Manager Campbell pointed out that the Sullivan County Commission unanimously approved this donation for the animal shelter for classroom space.

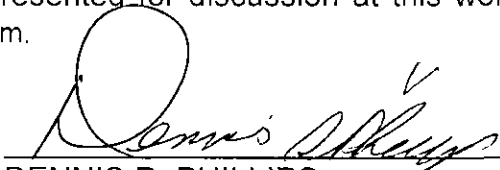
VII.6 Consideration of Approval for Additional Holiday Time at Christmas for City Employees (AF: 337-2012). City Manager Campbell stated staff was asking for Christmas Eve off for the employees in addition to Christmas Day, noting traditionally and extra day off has been given in the past. Alderman Joh commented this is one of the most appreciated gestures from staff on behalf of the BMA.

BOARD COMMENT. Alderman Joh stated she would like to have a discussion at some point on the availability of wi-fi at all city buildings, noting currently it is only downtown. Mayor Phillips stated he received a letter from Roger Ball offering to pay \$25,000 towards a red light in front of Biggies restaurant on Stone Drive to accommodate new businesses locating to the old Cox property in the area. City Manager Campbell pointed out that in the past, if a signal was not completely justified, then the requestor would pay for all of it, noting the cost would be closer to \$100,000. The mayor asked Mr. Campbell to look into it. Public Works Director Ryan McReynolds discussed the altered garbage schedule this week to accommodate the Thanksgiving holiday, noting Monday through Wednesday was normal with Thursday and Friday pickup a day late.

PUBLIC COMMENT. None.

10. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 7:05 p.m.


ANGELA MARSHALL
Deputy City Recorder


DENNIS R. PHILLIPS
Mayor